

# DEXTER TOWNSHIP PLANNING COMMISSION

## REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, July 5, 2005 7:30 PM

Present: John Shea, Chairman; Michael Howard, Township Board Representative; William Smith, Zoning Board of Appeals Representative; Norwin Lesser, Hank Byrna and Anne Williams

Also Present: Pat Kelly, Supervisor and Mark Eidelson, Land Plan, Inc.

Absent: James Gorenflo, Vice Chairman

The meeting was called to order at 7:33 PM

- I. **Approval of Agenda** –Shea proposed agenda items be reversed so that the Township Board of Trustees could move forward with their special meeting scheduled at 8:00 PM this evening regarding the distribution of proposed Master Plan Amendments. Motion by Williams, supported by Smith, to approve agenda as amended. Carried.
- II. **Approval of the Minutes of June 28, 2005- Motion** by Smith, supported by Byrna, to approve as amended. Carried.
- III. **Public Comment** – None
- IV. **Action Items** –

- 1) **Purchase of Developments Rights (PDR) – Time Line for Master Plan Amendments-**

Eidelson explained the requirements mandated by the Township Planning Act, as amended, and the interest of coordinated and regional planning efforts for amendments to the General Development Plan.

Commission members discussed Eidelson's draft correspondence, dated June 30, 2005, regarding the Dexter Township General Development Plan Amendments/PDR.

Byrna inquired as to whom was funding the Purchase of Development Rights (PDR) program.

Eidelson replied, the program is funded by the State.

Smith commented that he liked the language and would like to move forward.

Byrna commented that he would like to move forward, however, he questioned if the townships tax base would be affected.

Comments were exchanged with no resolve as to how the tax base would be affected.

Lesser and Williams concur with proposed language and would like to move forward.

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Shea asked if any Township Board members in the audience had concerns or comments.

a Rider commented that he thought the components to preserve the agricultural land were generally good idea but suggested the following:

1. Page 1 of 6, fourth paragraph, second sentence. He suggested omitting the word “somewhat”.
2. Page 2 of 6, fifth paragraph, 4<sup>th</sup> sentence. He suggested omitting the word “strongly”.
3. Page 4 of 6, second paragraph, second sentence. He suggested inserting the word “completely” before the word voluntary.

Commissioners discussed and concurred. They approved the language with the exception of two minor revisions:

1. Page 4 of 6, second paragraph, second sentence. Insert the word “completely” before the word voluntary.
2. Page 5 of 6, third paragraph, second sentence. Change the word “that” to “than”.

Motion by Lesser, supported Williams, to hereby submit the draft amendments of the General Development Plan/PDR to the Township Board for approval of distribution to all contiguous municipalities and other entities as required by the Township Planning Act, as amended, with PC revisions. Carried.

At 8:10 PM, Mike Howard excused himself, to attend special meeting of the Dexter Township Board of Trustees to discuss the distribution of the draft amendments to the General Development Plan that was just submitted by the PC to the Township Board for distribution approval.

**2) Follow up discussion regarding joint meeting with Township Board and Zoning Board of Appeals-**

Commissioner’s discussed the criteria for Purchase of Development Rights (PDR) and the relative conformity to the General Development Plan (GDP). It was generally agreed that the (PDR) would encourage the continuation of farming and provide opportunities for low-density residential development that would keep with the overall rural character. The PDR provisions would address the basic concerns of the farmers and give them the tool that would pay them to protect their farmland from development. Additionally, the commissioner’s discussed the need to consider adding Planned Unit Development (PUD) provisions to the Zoning Ordinance. It was generally agreed the provisions would be a viable plan and beneficial as a whole. The plan allows for mixed uses on the site and gives the developer more creative flexibility.

Tom Bell, 9068 North Territorial Rd., Dexter- member of the audience, commented he preferred a PUD overlay verses a PUD by re-zoning.

Shea requested Eidelson to draft correspondence on what he thought would give the commissioner’s the best time line and resources needed to proceed with the amendments to the GDP.

Lesser commented that he was concerned with low cost housing (mobile homes) being allowed in the PUD district.

Eidelson stated that the PC had no more obligation to approve mobile home housing because of PUD provision.

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Shea asked commissioner's what their thoughts were on getting additional public input prior to a public hearing and if they thought another survey would be worth while?  
Commissioner's concurred that a maximum amount of public input was essential. They would like to see numerous open houses's and thought a new revised survey was a good idea. Questions and comments were exchanged.

Tom Bell from the audience, commented that he felt a survey was invaluable.

Shea asked Eidelson to incorporate four or more open houses in the time line process he was drafting for the PC to address at the August 2, 2005 meeting.

At 9.05 PM, Mike Howard returned to PC meeting and stated the Township Board approved sending the proposed amendments of the General Development Plan to the surrounding municipalities and to include Washtenaw County.

Byma inquired what direction the PC was taking with the Wetlands/Natural Features ordinance.

Shea stated that it would be discuss during the review of the GDP.

**V. Concerns of Commission Members, Ordinance Administrator, Supervisor, and Recording Secretary- None**

**VI. Public Comment – None**

**Future Agenda Items –**

Tuesday, July 26, 2005

- 1) Nominate Planning Commission Secretary
- 2) Copper Meadows Site Condominium, Final Site Plan
- 3) West Lake Hills Site Condominium, Preliminary Site Plan Review

Tuesday, August 2, 2005 – Work Session

- 1) Consider GDP task
- 2) PDR Language

**Adjournment** – Motion by Byma, supported by Williams, to adjourn at 9:11 PM. Carried.

**Respectfully submitted,**

**Kim Jordan, Recording Secretary**

**Anne Williams, Acting Secretary**



